033.0	0003	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	479,700 /	479,700
					USE VALUE:	479,700 /	479,700
					ASSESSED:	479,700 /	479,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRA LORRAINE
Owner 2:	
Owner 3:	
Street 1:	49 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON NANCY -
Owner 2:	-
Street 1:	P.O. BOX 497
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4,282 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Wood Shingle Exterior and 836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4282.000	128,700		351,000	479,700
Total Card	0.098	128,700		351,000	479,700
Total Parcel	0.098	128,700		351,000	479,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 573.80 | /Parcel: 573.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22950
GIS Ref
GIS Ref
Insp Date 12/07/18

!2734!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	128,900	0	4,282.	351,000	479,900	479,900	Year End Roll	12/18/2019
2019	101	FV	103,800	0	4,282.	318,100	421,900	421,900	Year End Roll	1/3/2019
2018	101	FV	103,800	0	4,282.	301,700	405,500	405,500	Year End Roll	12/20/2017
2017	101	FV	103,800	0	4,282.	263,300	367,100	367,100	Year End Roll	1/3/2017
2016	101	FV	103,800	0	4,282.	224,900	328,700	328,700	Year End	1/4/2016
2015	101	FV	83,700	0	4,282.	208,400	292,100	292,100	Year End Roll	12/11/2014
2014	101	FV	83,700	0	4,282.	172,800	256,500	256,500	Year End Roll	12/16/2013
2013	101	FV	83,700	0	4,282.	164,500	248,200	248,200		12/13/2012

PRINT

Date	Time
12/10/20	18:05:31

LAST REV

Date	Time
05/14/19	14:00:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2734

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON NANCY	39659-207		6/23/2003		250,000	No	No		
	17778-118		1/1/1987		116,900	No	No		Y

USER DEFINED

Prior Id # 1:	22950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2013	1627	Manual	10,000	C				
8/6/2007	661	Manual	40,000	C		G9	GR FY09	add mudroom with f
12/14/2004	1183	Redo Bat	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/31/2014	Info Fm Prmt	EMK	Ellen K
1/16/2009	Meas/Inspect	336	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
2/26/2000	Mailer Sent		
2/22/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4282		Sq. Ft.	Site		0	64.	1.28	3									351,014						351,000	

Total AC/HA: 0.09830 | Total SF/SM: 4282 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 351,014 | Spl Credit | Total: 351,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92481506
Adj $ / SQ:	124.850
Other Features:	62795
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	186508
Depreciation:	57817
Depreciated Total:	128691

COMMENTS

COMMON WALL. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

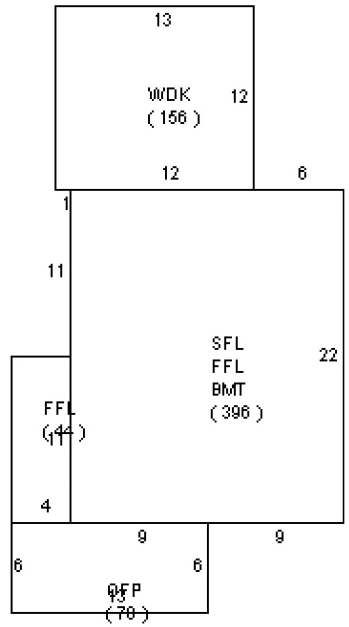
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	124.85
Special Features:	0	Val/Su Net:	87.79
Final Total:	128700	Val/Su SzAd	153.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	440	124.850	54,934
BMT	Basement	396	37.460	14,832
SFL	Second Floor	396	124.850	49,441
WDK	Deck	156	11.480	1,790
OFP	Open Porch	78	34.820	2,716

Net Sketched Area:	1,466			Total:	123,713
Size Ad	836	Gross Are	1466	FinArea	836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc